

23rd May 2024

Planning Policy,
Planning Department,
Tipperary County Council,
Civic Offices,
Nenagh,
Co. Tipperary,
E45 A099.

**Re: Adopted Nenagh and Environs Local Area Plan 2024-2030, Thurles and
Environs Local Area Plan 2024-2030, and Clonmel and Environs Local Area Plan
2024-2030**

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the three local area plans (the LAPs) namely the Nenagh and Environs Local Area Plan 2024 - 2030, Thurles and Environs Local Area Plan 2024 - 2030 and Clonmel and Environs Local Area Plan 2024 - 2030 by the members of Tipperary County Council on the 12th February 2024.

The Office also acknowledges receipt of your notices of 19th February 2024 regarding the adoption of each of the LAPs, further to section 31AO (5) of the *Planning and Development Act 2000*, as amended (the Act). The Office has reviewed the adopted LAPs in accordance with the legislative requirements set out in section 31AO of the Act.

The Office welcomes the making of the LAPs in a manner generally consistent with the OPR recommendations to the material amendments to the draft LAPs. The adoption of the LAPs without the material alterations relating to the routing of grid connections associated with renewable energy developments, is considered a positive approach.

The Office also notes, and welcomes, the response in relation to recommendations to the draft LAPs in respect of zoning of Strategic Reserve sites, Existing Residential sites and

New Residential sites, which are satisfactorily addressed. Further, the approach of identifying sites in the Strategic Land Assessment was addressed as part of the adoption of all of the LAPs.

In relation to employment lands the Office is satisfied that the LAPs adequately address the issues raised in our submissions. The Office acknowledges that each of the LAPs address the issues in respect of employment lands by a different approach, however, the combination of proposed material alterations, the updates to the relevant strategic land assessment reports, as well as the inclusion of clarifications as part of the Chief Executive's Reports, adequately address the matters, and your authority is commended for its approach. In general, the LAPs, as adopted, will ensure that employment land is developed in a sequential manner in accordance with the principles of sustainable development and will be supported by sustainable transport measures in accordance with the Local Transport Plans (LTPs).

Furthermore, the approach in addressing the Office's recommendation in relation to the Strategic Flood Risk Assessments, in particular in respect of flood zone mapping and also ensuring that justification tests are completed for all land zonings that overlap with flood zones, is commended. This demonstrates the planning authority's clear commitment to avoiding vulnerable land use zonings in areas at risk of flooding.

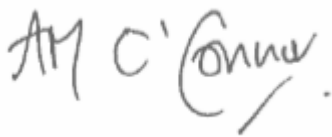
The Office's submission on the draft LAPs included recommendations relating to greater integration of the LTP into the LAPs, as well as other transport matters. It is also noted that additional clarifications were provided through the process of material alterations, and the approach is welcomed and considered appropriate.

In relation to the Thurles LAP specifically, the Office welcomes and commends your authority for not including an amendment relating to the provision of car parking in the town. The Office also commends the inclusion of particular amendments as part of the adopted Nenagh LAP, which address the potential constraints to development over the plan-period. These material amendments address the issues raised in our submission, and the planning authority is commended for its approach in respect of these matters.

The Office is satisfied with the overall outcome of the adopted LAPs and the manner in which the vast majority of its recommendations and observations made at draft plan and material alterations stages were addressed.

In conclusion, the Office welcomes the adoption of the three LAPs, and the Office looks forward to continued engagement with Tipperary County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in blue ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash at the end.

Anne Marie O'Connor

Deputy Planning Regulator and Director of Plans Evaluations
